

## PLANNING COMMITTEE

Meeting held on Tuesday, 19 June 2007 at 6.30 pm

### WRITTEN MINUTES - PART A

**Present:** Councillor David Osland (Chairman);  
Councillor Luke Clancy (Vice-Chairman);  
Councillors Maria Garcia (Reserve Member), Maria Gatland,  
Yvette Hopley, Matthew Kyeremeh (Reserve Member), Maggie Mansell,  
Mike Mogul, Paul Scott and Susan Winborn.

**Absent:** Councillors Bernadette Khan and Chris Wright.

**Also**

**Present:** Councillors Simon Hoar and Helen Pollard.

Apologies for absence were received from Councillors Bernadette Khan and Chris Wright.

**A85/07 MINUTES 7 JUNE 2007**

**RESOLVED** that the Minutes of the meetings held on 7 June 2007 be signed as a correct record.

**A86/07 DECLARATIONS OF INTEREST**

None.

**A87/07 URGENT BUSINESS (If any)**

None.

**A88/07 EXEMPT ITEMS**

**RESOLVED** that the allocation of business between Part A and Part B of the Agenda be confirmed.

**A89/07 PLANNING APPLICATIONS (Agenda Item 6)**

**Application carried forward from Planning Committee 07/06/2007:-**

**(1) 07/00908/P Chestnuts, 157 Welcomes Road, Kenley**

**Decision:** Refuse Permission for reasons of 'detrimental to the visual amenities of the area'.

**Application(s) to which a member of the Council has made a referral:-**

**(2) 06/0281/P 149 Haling Park Road, South Croydon**

**Decision:** Refuse Permission for reasons of poor design.

**(3) 07/00692/P Addington Palace, Gravel Hill, Croydon**

**Decision:** Grant Permission Subject to a Legal Agreement

The Head of Planning Control reported the following:

1. Paragraph 2.1 – Add wording:

“Furthermore, subject to the satisfactory completion of the legal agreement, the enforcement notice to be withdrawn by the Council and the subsequent withdrawal of the appeal against the enforcement notice by the appellant.”

**Other Applications:-**

**(4) 07/00116/P 76 Purley Way, Croydon**

**Decision:** Application withdrawn.

The Head of Planning Control reported that a letter had been received from the applicant's agent withdrawing this application.

**(5) 07/00800/P 2-4 Dale Road, Purley**

**Decision:** Grant Permission Subject to a Legal Agreement

The Head of Planning Control reported the following:

1. Since the writing of the committee report, further information has been received in relation to paragraph 5.3. Whilst the Environment Agency have said that they object to the proposal and require a sequential test and flood risk assessment, given the previous permission and the fact that the development is nearly completed, we are satisfied that there is not a need to address these issues at such a late stage.

2. Since the writing of the committee report a number of requested details have been provided by the applicant. As such Condition 1 should be amended to state:

Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) parking arrangements including disabled person spaces
- (2) visibility splays
- (3) cycle store
- (4) refuse store
- (5) security lighting

Section B

- (6) boundary fences and front screen wall
- (7) footpath to front entrance

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. The additional details above have been submitted on drawing numbers 120/10.201, 06-120/10.202 and 120/18.201.

**A90/07 RECENT APPEAL DECISIONS (Agenda Item No.7)**

**RESOLVED** that the decisions indicated as set out in respect of items listed in pages 1-2 of the report be noted.

**AGENDA - PART B**

None.

The meeting ended at 7.45 p.m.

06/02815/P                      14/07/2006                      Waddon

Application for full planning permission

Applicant:  
W R Newland and Sons Ltd  
129 Croydon Road  
Caterham  
Surrey  
CR3 6PE

Location:        149 Haling Park Road, South Croydon, CR2 6NN

Description:    Erection of three storey building comprising 5 two bedroom and 1 one-bedroom flats; formation of vehicular access onto Warham Road and provision of associated parking including a block of 4 garages, cycle and bin store

Drawing No(s): H06-525-B01A, B02A, B03A, B04A, B05A, B06A, B07A, B08A.

Decision:    **Permission Refused**

Reason(s) for refusal :-

1.     The proposed building would not be of high architectural quality; therefore the development would be contrary to Policies UD1 and UD3 of the Replacement Unitary Development Plan (The Croydon Plan)

07/00116/P                      26/03/2007                      Broad Green

Application for full planning permission

Agent:  
Hamiltons Architects  
2 Jubilee Place  
London  
SW3 3TQ

Applicant:  
Canmoor Developments Ltd  
Aspen House  
25 Dover Street  
London  
W1S 4LX

Location:        76 Purley Way, Croydon, CR0

Description:    Erection of single storey building for use within class B1 (c) (light industrial), B2 (general industrial) and B8 (storage and distribution); formation of vehicular access and provision of associated parking

Drawing No(s): P01, P02, P03, P04, P05, P06, P07

Decision:    **No decision, application withdrawn by the applicant**

07/00692/P

20/02/2007

Heathfield

Application for full planning permission

Agent:

Howard Sharp & Partners LLP  
79 Great Peter Street  
Westminster  
London  
SW1P 2EZ

Applicant:

Addington Palace Ltd  
Airport House  
Purley Way  
Croydon Surrey  
CR0 OXZ

Location: Addington Palace, Gravel Hill, Croydon, CR0 5BB

Description: Retention of temporary marquee

Drawing No(s): AL(0)10

Decision: **Permission Granted, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. This permission is granted for a limited period expiring on 31st December 2011 when the use shall be discontinued, the structure removed from the site and the ground where the structure is positioned returned to its original condition prior to the marquee having been erected.  
Reason: To allow the Local Planning Authority to reconsider the proposal in the light of circumstances existing at the expiry of the limited period
2. Except with the prior written consent of the Local Planning Authority the marquee shall be used only in connection with the main Addington Palace building as a conference and entertainment venue.  
Reason: To protect the amenities of adjoining and nearby occupiers and to safeguard the free and safe flow of traffic on the Borough Distributor Road
3. Unless otherwise previously agreed in writing with the Local Planning Authority the marquee shall not be used except:-
  - (1) between 0800 hours and 2300 hours on Mondays to Saturdays
  - (2) between 0800 hours and 2230 hours on Sundays and Bank Holidays
 Reason: To protect the amenities of adjoining occupiers
4. Except with the prior written consent of the Local Planning Authority there shall be no use of fireworks in connection with the functions held at the marquee  
Reason: To protect the amenities of adjoining and nearby occupiers

In granting permission the local planning authority had regard to the following policies:-

- . The relevant policies of the Adopted Unitary Development Plan (the Croydon Plan) are SP1-3, UD1-3, UD6-8, UD9, UD11-14, SP4, UC5-6, UC8, UC10, UC11-14, SP5-7, RO1, RO3-4, RO6, RO11, SP8, NC1, NC3-4, EP1, SP14,

T2, T3-4, T8, T11 and SP24 and H1.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
  - (b) the relationship of the development to adjacent property
  - (c) the character of the development in the surrounding area
  - (d) the impact on the amenities of the occupiers of adjacent and nearby properties
  - (e) the relationship of the development to trees to be retained
  - (f) the safety of pedestrians and motorists on the adjacent highway
  - (g) the safety and security of buildings and the spaces around them
  - (h) accessibility to buildings
  - (i) the archaeology policies of the development plan
  - (j) the preservation or enhancement of the conservation area
  - (k) the character, quality and setting of the Local Area of Special Character
  - (l) the setting of the nearby listed building
  - (m) the character and appearance of the listed building
  - (n) maintaining the open character of the Metropolitan Green Belt
  - (o) the open land and outdoor recreation policies of the development plan
  - (p) the urban design policies of the development plan
  - (q) the nature conservation policies of the development plan
  - (r) the environmental protection policies of the development plan
  - (s) the hotels and tourism policies of the development plan
  - (t) the transport policies of the development plan
  - (u) the urban conservation policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

1. The applicant's attention is drawn to the Council's Environmental Health requirements in respect of noise emanating from the use of the marquee.

07/00800/P

05/04/2007

Purley

Application for full planning permission

Agent:  
Julian Cox  
Cadsqaure South East Ltd  
58 West Street  
Brighton  
BN1 2RA

Applicant:  
J Macleod  
Independence Homes  
Airport House  
Purley Way  
Croydon Surrey  
CRO OXZ

Location: 2-4 Dale Road, Purley, CR8 2EA

Description: Erection of a three storey building comprising 11 two bedroom and 2 one bedroom flats, residents lounge and office; formation of vehicular access and provision of associated parking (amendment to previously approved application 05/001216/P)

Drawing No(s): 8777/16/01A, 06-120/10.101, 06-120/11.101, 06-120/11.102, 06-120/13.101, 06-120/10.201, 06-120/10.202 and 06-120/18.201.

Decision: **Permission Granted, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s) for condition(s) :-

1. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied and those in Section A shall also be retained for so long as the development remains in existence.

Section A

- (1) parking arrangements including disabled person spaces
- (2) visibility splays
- (3) cycle store
- (4) refuse store
- (5) security lighting

Section B

- (6) boundary fences and front screen wall
- (7) footpath to front entrance

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

2. Within one month of the date of this permission details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

3. Within one month of the date of this permission a landscaping scheme to include existing and proposed planting shall be submitted to and approved by the Local Planning Authority; the approved planting shall be provided before any part of the development is occupied or within such longer period or periods as the Local Planning Authority may previously agree in writing and shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Within one month of the date of this permission, a scheme shall be submitted for approval to the local Planning authority specifying the means by which

those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.

Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. A scheme of protective fencing to be erected around each tree or group of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission and implemented immediately following the date of this permission. The fencing shall be erected around each tree or group of trees at a distance to be specified in the scheme and in accordance with British Standard 5837:2005. The fencing shall be not less than 2 metres in height and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting 'Heras' panel fencing or 20mm exterior grade ply or other robust man-made boards (in accordance with British Standard 5837:2005). The fencing shall be kept in position at all times unless otherwise agreed in writing with the Local Planning Authority until the completion of the development  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
6. No cement, diesel, oil or tar, bitumen or other similar material shall be stored within 10 metres of the trunk of any tree to be retained without the prior written approval of the Local Planning Authority  
Reason: To ensure that the trees to be retained are not damaged by the construction and associated works in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
7. The windows to the proposed kitchens in the rear flats on the first and second floors in the south-western elevation shall be retained in obscured glazed for so long as the development remains in existence and no other windows shall be provided in this elevation other than those shown in the application.  
Reason: To protect the privacy of adjoining occupiers in accordance with Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) and the Supplementary Planning Document No 2 on Residential Extensions and Alterations.
8. Within one month of the date of this permission a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as

the development remains in existence.

Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

9. Within one month of the date of this permission a scheme for the provision of surface water drainage works and provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.  
Reason: To prevent the increased risk of flooding.
10. Any soakaway must be constructed in natural ground, such that its base is at least 1m above the highest seasonal water table and in any case no deeper than 3m.  
Reason: To prevent pollution of groundwater.
11. With the exception of roof water drainage, no surface water or other type of drainage should discharge to ground as there is a potential risk of contamination to a public water supply.  
Reason: To prevent pollution of controlled waters.
12. The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.  
Reason: To prevent pollution of the water environment.
13. The works shall be begun within three years of the date of the consent  
Reason: To comply with the provision of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP4, UC11, SP7, RO12, SP9, SP10, SP13, EP2, EP3, EP5, EP16, SP14, T2, T8, T11, SP17, SP18, SP19, SP20, H1 and H2.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the privacy of occupiers of adjacent and nearby properties
- (g) the relationship of the development to trees to be retained
- (h) the safety of pedestrians and motorists on the adjacent highway
- (i) the safety and security of buildings and the spaces around them
- (j) accessibility to buildings
- (k) the housing policies of the development plan

- (l) sustainability issues
  - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

Informative(s) :-

1. The applicant is advised to consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites" before commencing work on the site. The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

Decision Entered Date:

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 07/00908/P                      27/03/2007                      Kenley

Application for full planning permission

Agent:  
 Graeme Skipper  
 Fulcrum Design  
 136 High Street  
 Guildford  
 Surrey  
 GU1 3HJ

Applicant:  
 CPS  
 Unit 18, The Redlands Centre  
 Redlands  
 Coulsdon Surrey  
 CR5 2HT

Location:        Chestnuts, 157 Welcomes Road, Kenley, CR8 5HB

Description:    Demolition of existing house; erection of 2 detached two storey five bedroom houses with accommodation in roofspace and detached double garages

Drawing No(s): Letter dated 26th March 2007, site plan, 06 Rev A, 01 Rev F, 26 Rev A, 05 Rev A received 27th March 2007.

Decision:        **Permission Refused**

Reason(s) for refusal :-

1.     The appearance of the rooflights harm the character of the area and the appearance of the street scene and are thereby contrary to Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)